NPS Form 10-900
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United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

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received
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic WASHINGTON SQUARE WEST

and or common same as above

2. Location

street & number See attached Boundary Description N/A not for publication

city, town Philadelphia N/A vicinity of

state Pennsylvania code 42 county Philadelphia code 101

3. Classification

Category	Ownership	Status	Present Use	
x district	___ public	x occupied	___ agriculture	___ museum
___ building(s)	___ private	x unoccupied	x commercial	___ park
___ structure	x both	___ work in progress	___ educational	x private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	x religious
___ object	N/A in process	___ yes: restricted	___ government	___ scientific
	N/A being considered	x yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name Multiple see attached ownership list

street & number

city, town N/A vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Philadelphia City Hall

street & number Room 153 City Hall

city, town Philadelphia state Pennsylvania

6. Representation in Existing Surveys

title Philadelphia Historical Commission Register Historic Sites Survey has this property been determined eligible? ___ yes x no

date 1981 ___ federal x state ___ county ___ local

depository for survey records Philadelphia, Harrisburg, PA

city, town state

7. Description

Condition		Check one	Check one
_x_ excellent	___ deteriorated	_X_ unaltered	X original site
_x_ good	___ ruins	_x_ altered	___ moved date N/A
_x_ fair	___ unexposed		

Describe the present and original (if known) physical appearance

Within the boundaries of the Washington Square West Historic District, the history of urban residential development in Philadelphia is revealed. Through the collective efforts of both entrepreneurial developers and carpenter/house builders, the rowhouse first found its way into the rapidly developing streetscape. Speculative rowhouse construction offered both aristocrats and artisans appealing, affordable residences in the blocks west of Washington Square. Until the eve of the Civil War, development continued, pushing further towards Broad Street. Several of these later examples were architect designed and carpenter built. Then, in the wake of changing tastes and diminishing space for new development, local architects were called upon to individualize pre-existing row structures or to design infill residences, expressing the aesthetic tastes of the time.

Corresponding to the intense development occuring in the latter part of the century was a shift in density trends. Single family residences, particularly along the major east - west streets (Pine, Spruce and Locust) found new uses as residential/commercial, multi-family and institutional structures. By the close of the century, the movement towards multi-family dwellings encouraged the development of high rise apartment buildings, residential hotels and pieds - a - terre apartments, particularly in the western sector of the district.

Despite these changes over time, the district's strongest identity remains residential, highlighted by the speculative rowhouse. It is within the boundaries of the Washington Square West District that this building type was first popularized. The successful development of the urban row, beginning in the 1800's, set the stage for the creation building type which has become synonomous with the Philadelphia streetscape. Owing to the pioneering efforts of speculative developers and carpenter/builders, working in Washington Square, later residential enclaves, most notably Rittenhouse Square, North Philadelphia, Spring Garden and portions of West Philadelphia derived their appearance.

The physical and architectural character of Washington Square West illustrates the evolution of urban design and building innovation within the standard rowhouse format. Row construction, despite obvious physical limitations, offered great elasticity and flexibility in design, dispelling the notion that uniform rows were bland and dreary. This building type, an outgrowth of Penn's formalized grid plan, with uniform lot sizes, was first used in Old City, Society Hill and Southwark. What is so remarkable about the evolution of the rowhouse in Washington Square West is not its physical manifestation, but rather the pattern of development which was spurred by Sansom's Row of 1796. Located on what is the outskirts of the district, at 7th and Sansom Street, this was the first time an entrepreneur purchased a parcel of land, sub-divided the lots and constructed buildings for the expressed purpose of re-selling them. This innovation in Philadelphia real estate practices spurred speculative developers and builders to begin purchasing large tracts of land on which they built identical rows of houses.

Early speculative developers, interested in attracting wealthy Philadelphians to Washington Square West, paid close attention to the current architectural trends offering elegant Georgian, Federal, Greek Revival and Italianate style residences. The earliest speculative rows appears to have been the Carolina Row (1812-15) located at 923-37 Spruce Street, attributed to noted architect Robert Mills. Only four remain of the

of the original row, yet their architectural styling strongly resembles the early Federal design of Mills' other noted building, the Sims-Bisland House. While the earlier rows tended to be simpler in design, those structures built during the 1830's onward were quire substantial in their architectural styling. T.U. Walter's Greek Revival Portico Row (1830) [National Register] were elegant, commodious in-town residences, with pronounced Ionic marble porches. Less ornate, yet architecturally similar row, known as Jefferson Village 1011-1019 Spruce Street, made handsome use of the Greek Revival mode. Both designed and built to attract wealthy owners, these rows offer further evidence of the area's architectural diversity and the design flexibility provided by the row house format.

In keeping with the first 100 years of Philadelphia building trends, much of Washington Square West is characterized by 2½ - 4 story brick structures interspersed with brownstone and stucco facades. Within the common formula, diversity characterizes the physical appearance of the district, as evidenced by the varied size, scale and stylistic interpretations. Further, socio-economic factors are clearly interwoven into the pattern of development, influencing location, size and degree of detailing. The larger, more exclusive rows held more visible positions on the main streets, and were, by and large, more sophisticated in detailing. Spruce Street, long noted for its residential character seems to provide the perfect niche for these sophisticated rows. Beginning with the Carolina Row and Portico Row, once known as Portico Square, on the 900 block and moving on to Jefferson Village and the William Lewis Development Row (1006-1018) constructed in 1838-43, the 1100 block boasted Linden Place (1100-1114) a Greek Revival Row constructed by Morgan Ash in 1832 and the 1200 block offers Dugan's Row (1209-17) financed by John Savage and Joseph Dugan and constructed by Bowlby and Weaver, James Linnard's contiguous row at 1221-29 and John Brinton's joint venture with Joseph Dugan at 1202-1216. Lex and Grigg's development on the 1000 block of Clinton Street [National Register] and Israel VanHorn's Italianate Development Row (1100-1114 Pine Street) are just two examples of speculative development along the other major streets.

In direct contrast, middle class and worker housing, more subdued in scale and detailing were located on the secondary streets and alleys. Among the more prominent examples are Lantern Square, constructed along the rear property lines of buildings on the 1200 block of Pine Street and George Blight's development on the 300 block of Juniper Street.

Architecturally, these buildings dating from the earliest period of development, 1820-1860, are more restrained representations of style, focusing on window, door and cornice trim. While the post-war and architect built structures offer more exuberant embellishment, incorporating a variety of building materials and detail trim within the basic rowhouse design. Local architect, John Stewart designed and built a handsome row of late Italianate residences, executed in brownstone. The date of construction of Stewart's buildings 1870-74 marked a transition period relating to the development of the area. In fact, this row was the last major speculative undertaking. In the post Civil War years the attention seems to turn to individualizing the original row structures or constructing new infill buildings.

There appears to be no common denominator in the gentlemen undertaking speculative development within Washington Square West. Perhaps forward thinking, capital and a sense of adventure are the ties that bind. John Savage and Joseph Dugan, long partners in the merchant trades, turned their partnership into one of the areas most lucrative and prolific development practices. William Lewis, Morgan Ash and John Brinton came to development via their legal practices and apparent wealth, while several trades people ventured into the fray, including James Linnard a lumber merchant and Israel VanHorn, a brick layer.

Individually built residences have always found companionship with the residential rows, however, their popularity did not blossom until the late 1800's. Among the early examples of elegant single family dwellings are the Robert-Quay House located at 1035-37 Spruce Street [National Register]. Constructed circa 1858, this impressive brownstone structure emulates the Italianate style seen in the residential rows, only on a grand scale. On the 1100 block of Spruce is a double fronted Italianate townhouse (1122) which would appear equally at home in Germantown as on Spruce Street. In keeping with the trend to re-furbish or to reconstruct, the 1200 and 130o blocks of Locust Street contain the largest concentration of architect designed buildings including the works of Frank Miles Day, Wilson Eyre, R.R. Neeley and the firm of Frank Furness. The works of Wilson Eyre, Henry Dagit, Edward Hazelhurst and T.P. Chandler, dotted the streetscape.

As the district grew towards Broad Street and as the twentieth century loomed large, a subtle change occurred in the western sector of Washington Square West. Changes in building technology and shifting patterns of development, residences designed specifically for multi-family dwelling precipitated the introduction of the high rise. Always the scene of residential innovation, the northwest corner of Eleventh and Pine Streets was the site of the city's first residential hotel. First known as the Gladstone Hotel and later the Greystone Apartments, Theophilus Parsons Chandler, Jr. constructed a 10 story structure, in 1895, to house the urban elite. Followed closely by Edward Hazelhurst's Second Renaissance pied-a-terre apartment, known as the Pequot (1901), located at 1300 Pine Street, Washington Square West suddenly found fashion again as an enclave for the wealthy. At the turn of the century, many of Philadelphia's affluent had removed their main place of residence to the city's burgeoning suburbs, yet owing to business and social obligations, also maintained small in-town residences. These elegant piles offered the convenience of in-town residence with proximity to downtown. In the final generation of development, large apartment buildings were constructed as permanent residences including the Sprucemont, the Lenox, and the Academy (1924).

Washington Square West displays the spectrum of residential building type beginning with the residential row and progressing through the twentieth century to the high rise apartment tower. This diversity indicates the areas resillancy -- its ability to shoulder periods of decline inorder to lead the way into a new development phase. Yet,it is the speculative, residential row which is most noteworthy about the district.

United States Department of the Interior
Heritage Conservation and Recreation Service

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Working from the basic form of the rowhouse, the physical character of Washington Square West displays a brillant palatte of styles and motifs, creating a diverse urban streetscape. Washington Square represents the first time that large scale speculative development took place, providing a home for a variety of socio-economic classes. Washington Square is a unique case study of Philadelphia's most important and popular building form - the rowhouse. Despite change over time, the district remains largely as it was at the height of its popularity.

8. Significance

Period	Areas of Significance—Check and justify below				
prehistoric	archeology-prehistoric	X community planning	landscape architecture	religion	
1400–1499	archeology-historic	conservation	law	science	
1500–1599	agriculture	economics	literature	sculpture	
1600–1699	X architecture	education	military	social	
1700–1799	art	engineering	music	humanitarian	
X 1800–1899	commerce	exploration settlement	philosophy	theater	
X 1900–	communications	industry	politics government	transportation	
		invention		other (specify)	

Specific dates Varied **Builder Architect**

Statement of Significance (in one paragraph)

The Washington Square West Historic District represents a significant proto-typical example of residential development in the nineteenth century city. The physical growth of this area chronicles the creation of a distinctly urban building form - the rowhouse and characterizes the evolution of real estate trends and practices which would influence the pattern of building, in Philadelphia, through modern times. The nature of development signified a marked departure from historical trends which focused on individuals purchasing land and building residences for their own use. As early as the 1820's development in Washington Square West was characterized by a uniform, formalized pattern of rows, half rows, courts, squares and alleys created by individual speculative development and building interests. The expressed purpose of these ventures was profit oriented, yet this process succeeded in altering the form and appearance of the city streetscape through the creation of a homogeneous, mass produced building stock. Within the Washington Square West Historic District are some noteworthy examples of speculative rowhouse construction, presently listed in the National Register of Historic Places. While an understanding of the significance of this building type is enhanced by these individual resources, a study of Washington Square West as a whole, rather than the sum of its parts, provides a context for understanding the impact of rowhouse construction on the physical development of Philadelphia.

Although growth in this neighborhood dates from the early part of the nineteenth century, Washington Square, from which the areas name is derived, was one of the five original squares created by William Penn's plan for the city. The five squares were designed to provide welcome deviation from the grid, and as the city grew, provided essential recreational green space for urban dwellers. In the early 1800's the Square was an eyesore having previously been used as a Potter's field and soldier's burial ground during the Revolutionary War. On the eve of this neighborhood's birth, the park was frequently used as an animal pasture for near-by shanty town residents.

During this period, Washington Square represented the outer reaches of Philadelphia's occupied territory. However, the continued influx of immigrants to the new nation forced expansion of the eighteenth century city to the north and south, but more significantly, to the west. This slow movement towards the Schuylkill River moved city center from Second and Market Streets to City Hall, now known as Independence Hall at Sixth and Chestnut Streets. This shift suddenly made land west of the Square increasingly attractive for real estate development. A positive atmosphere for growth was further created by a citizen's effort to improve and beautify the Square. In 1816 the cattle markets were banned, trash was removed and landscaping undertaken. William Rush, the first American sculptor, was commissioned to survey the Square; and under George Vaux's direction, George Bridport prepared the landscape design and the noted French botanist, Michaus planted the trees. Originally known as Southeastern Square, it was renamed, in 1825, Washington Square, honoring the late president.

Statement of Significance (continued)

Just prior to these improvements to the Square, experiments in developing the western limits of the eighteenth century city had been undertaken, albeit with limited success. In 1799 William Sansom built 20 houses, created as one contiguous unit along Walnut Street between 7th and 8th Streets. English born architect, Benjamin Latrobe, designed Sansom's Row, likely taking the concept from city squares and crescents found in the sophisticated European capitals of London and Dublin. Initially these simple brick houses did not attract buyers, principally because they were thought to be too far from Second and Market Streets, which served as the hub of the Colonial city. Possibly, the idea of a row of identical houses was a further deterrent to a populace accustomed to individually built houses. Until this time, the built environment, as offered on places like Elfreth's Alley, while rows, in the sense of cheek and jowl construction, offered a surprising variety in size and detail from the limited palette of brick and wood. In an effort to attract buyers, Sansom willingly paved the streets in front of his buildings, but ultimately he was forced to substantially lower his prices before people ventured that far west.

While this early effort appeared to be a failure, Sansom's Row was nonetheless significant as a bellwether for future development in Washington Square West, as it established a new pattern of speculative rowhouse design. The form of urban development pioneered in Washington Square West, in the first half of the century, would by the close of this period and on into the twentieth century, become the norm throughout Philadelphia. It is this kind of real estate development first seen in Washington Square West that gave Philadelphia its reputation as a City of Homes.

What made speculative development so attractive to investors was the availability of large tracts of relatively inexpensive land. Moreover, large scale development was made more palatable by the economical real estate practices of ground rent. A hold over from William Penn's proprietory land practices, the ground rent system, essentially kept separate the cost of land from the cost of the building. As a result, a buyer could pay for the building while deferring the cost of the land by paying an annual rent on his lot. In the days before widespread commerical banking, deferred ownership of the land made practical business sense for those with limited capital, and provided a continuous source of income for the real estate speculator.

Principally, development followed two patterns: speculative developers working with speculative builders, and house builders and mastercraftsmen as speculative developers. In the former case, a speculative developer purchased a large tract of land, then utilizing the ground rent system, sold off smaller tracts of land to speculative builders. These builders agreed to construct a house, usually within a specified period of time, while paying the developer an annual fee on the land. John Savage and Joseph Dugan, two entrepreneurs and merchants successfully utilized this system on Dugan's Row. In 1822 they purchased a generous lot (400 feet x 188 feet) between Locust and Spruce Streets, 12th and Camac Streets. Together they built a house at 1203 Spruce Street, laying out a small alley to the north, now known as Manning Street. Savage and Dugan then sold off small lots on the eastern side of Camac Street. The buyers, mostly builder-craftsmen, agreed to put up individual houses within a two to four year

Statement of Significance (continued)

period and agreed to pay ground rent to Savage and Dugan. These individual builders then collectively built a uniform row of houses, pooling their energies and talents. Once completed, the houses were sold off by the builder-craftsman. Thus, Savage and Dugan earned a profit from the sale of development privileges while receiving an income from the ground rent agreement, and the builder accrued a profit for his construction labor. Successive owners often continued to pay ground rent to the original developers, until the property could be bought outright.

Often times it was the builder who owned the property and was responsible for its development and sale. Israel VanHorn's development on the 1100 block of Pine Street is just one example of this form of speculative construction. In 1850, VanHorn, a bricklayer from the Spring Garden district, purchased ten contiguous lots of land on the south side of Pine Street. Then over a ten year period, VanHorn built and sold his properties to individual owners.

A third and more unusual occurance in the early period of development was the incidence of architect designed rows, built by speculative interests. There are, however, two such rows and a single remaining building from a larger row, located within Washington Square West. The Franklin Row (1810) was designed by Robert Mills, distinguished early American architect, noted for his work in Washington, D.C. Of the original 10 houses only one remains, the Sims-Bilsland House (National Register), since relocated to the corner of 8th and Locust Streets. Approximately two years later, another row of buildings located at 923-29 Spruce Street, known as the Carolina Row was constructed. Developed by Edward Shippen Burd, these buildings are also attributed to Mills and bear a striking resemblance to the remaining Franklin Row structure. One of the most impressive early Philadelphia rows is the architect designed Portico Row (1830 National Register). Originally known as Portico Square, John Savage commissioned Thomas U. Walter, renowned for his Greek Revival architecture, to design a row of 16 houses. Savage then sold off the lots for construction by individual builders, obviously with the stipulation that they follow Walter's design.

The period 1820 through 1860 proved to be the biggest boom years as speculative development began filling the streetscape with substantial brick stone and stucco rowhouses. In addition to Carolina Row, Portico Row and Dugan's Row, residential developments known as Jefferson Village, Linden Place, Lantern Square, Vaux Court and scores of row built by local developers such as John Brinton, Edward Shippen Burd, Thomas Linnard, George Blight and others served to create the first, large scale successful, speculatively developed neighborhood in the City of Philadelphia.

The size and location of many of the rows reflected nineteenth century patterns of settlement as well as provide some insights into the socio-economic make-up of the community. The larger commodious houses facing principle thorough fares like Locust and Spruce Streets were home to the affluent. Elegant tree lined Clinton Street, informally known as Doctor's Row, was home to many medical professionals associated with Pennsylvania Hospital. Pine and Lombard Streets, and the infill rows built on the side streets like Camac and Cypress, provided housing for the aspiring middle

Statement of Significance (continued)

class. While the tiny trinities which lined Waverly, Iseminger and Fawn Streets were home to the working class. Within this nineteenth century community lived a mix of people representing the economic range, a fact underlined by the placement and marked variation in size of the building stock.

By the post Civil War Years, Washington Square West was essentially developed. One significant post war row was designed and constructed by architect John Stewart, in the 1870's. Stewart's brownstone townhouse with Eastlake detailing, located at 1020-28 Spruce Street, represented a departure in building material and type of speculative developer. It's creation also marked a transition, as new facades and infill structures began to alter the uniform character of the rows, all under the creative care of local architects. The upper blocks of Locust Street, in particular, provided design opportunities for local talent. Originally working class housing, much of the Colonial and Greek Revival character of the 1200 and 1300 blocks was replaced by sophisticated nineteenth century designs. This shift was marked by the construction of a new home for the Library Company, which encouraged prominent Philadelphia families to purchase lots along Locust Street, building new, highly individualized townhouses. The Moore and Leidy Houses at 1319-21 Locust Street shows the wonderfully inventive hand of nationally prominent, Philadelphia architect, Wilson Eyre.

Even as fashionable townhouses were being built, in the western section of Washington Square West, the character of the area had already begun a slow transition from a substantial family neighborhood to an area that attracted commercial enterprises and a more transient population. The 900-1100 blocks of Pine Street are a significant example of Washington Square West's early, yet isolated commercial character. According to the fire insurance atlases, as early as 1858, single family dwellings on these blocks were being converted to mixed use with a commercial ground floor. In 1860 the first antique shop opened on the 900 block of Pine Street, to be quickly followed by other antique, furniture and object d'art dealers. Over the next 123 years, Pine Street would maintain strong ties to this type of business, earning it the title Antique Row, possibly the oldest formal antique center in America.

Once home to prestigious Philadelphia families, Washington Square West succumbed to the fluid movement of an upwardly mobile society, as it faced increasing competition from the more fashionable Rittenhouse Square, a bastion for Philadelphia's old money families, and North Broad Street, home to the nouveau riche. Former single family residences became multi-family dwellings or rooming houses. In the late nineteenth century and early twentieth centuries, apartment complexes were built, most frequently along the western border of the district, near Broad Street. A further sign of the shifting character was the location of institutions and clubs, which in earlier times might have met with resistance. Particularly in the western quadrant, Washington Square West developed a Bohemian character as small clubs including the Philadelphia Sketch Club, the Charlotte Cushman Club and the Plastic Club began locating in the tiny artisan housing on Camac Street. The Turkish Baths also found a home on Camac Street, as well as the Mask and Wig, theatrical club, with its notable Wilson Eyre designed facade, on nearby Quince Street.

Statement of Significance (continued)

Despite these changes, the early nineteenth century character of Washington Square West remains essentially intact. Development in this neighborhood served as a prototype for large scale speculative development throughout the city, most notably in North and West Philadelphia in the late nineteenth and early twentieth centuries. Through these early efforts a distinct pattern of urban development was created, one which left an indelible mark on the streetscape of Philadelphia.

9. Major Bibliographical References

See attached sheets

10. Geographical Data

Acreage of nominated property _____

Quadrangle name Philadelphia - N.J.

Quadrangle scale 1:24000

UTM References

	Zone	Easting	Northing
A	18	487360	4421610
B	18	487410	4421810
C	18	485100	4421310
D	18	485810	4421610
E			
F			
G			
H			

Verbal boundary description and justification

See attached sheet

List all states and counties for properties overlapping state or county boundaries

state	N/A	code N/A	county N/A	code	N/A
state	N/A	code N/A	county N/A	code	N/A

11. Form Prepared By

name/title Elizabeth R. Mintz

organization ELIZABETH R. MINTZ date January 16, 1984

street & number 301 Cherry Street telephone (215) 592-0465

city or town Philadelphia state Pa.

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state ___ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title date

For NPS use only

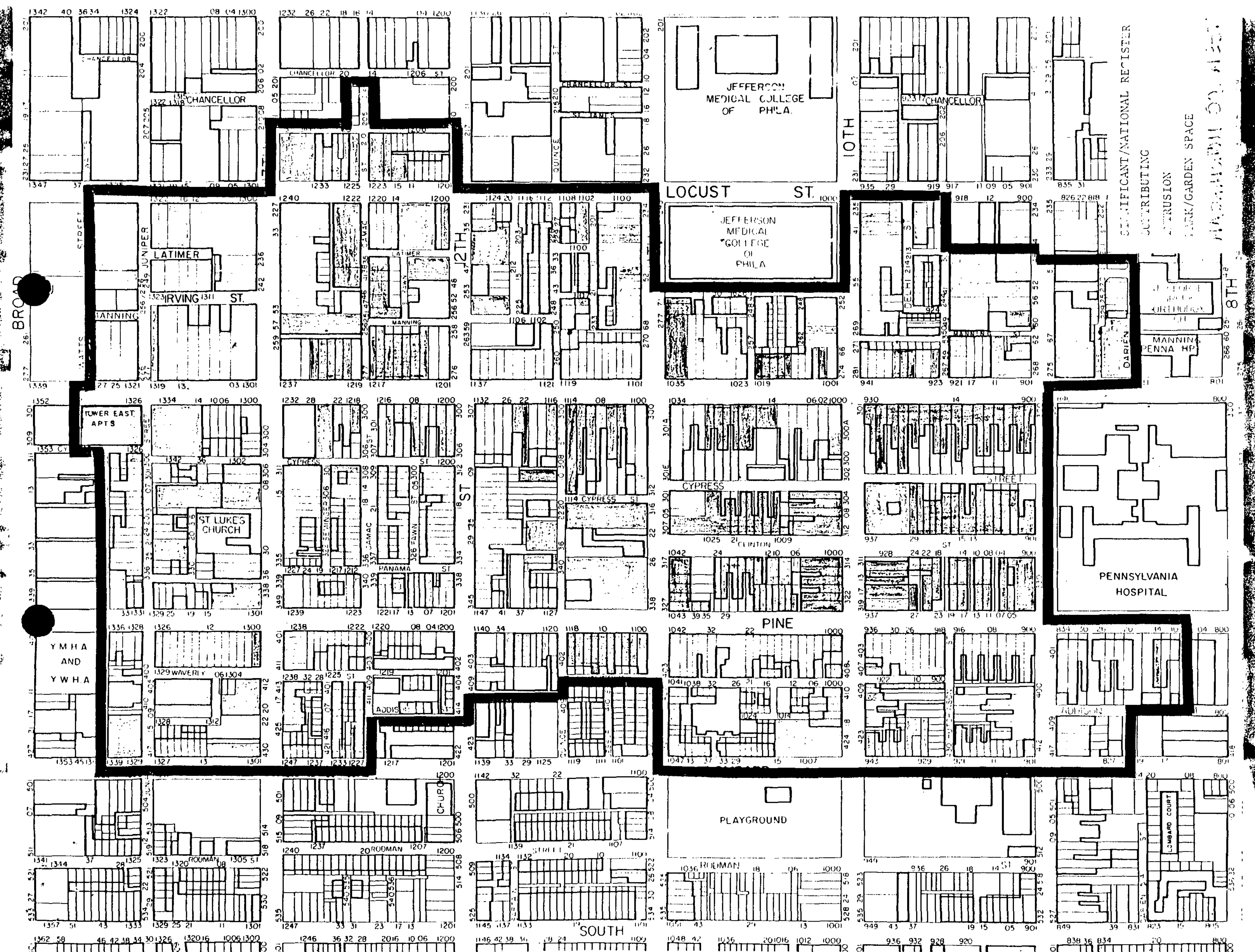
I hereby certify that this property is included in the National Register

date

Keeper of the National Register

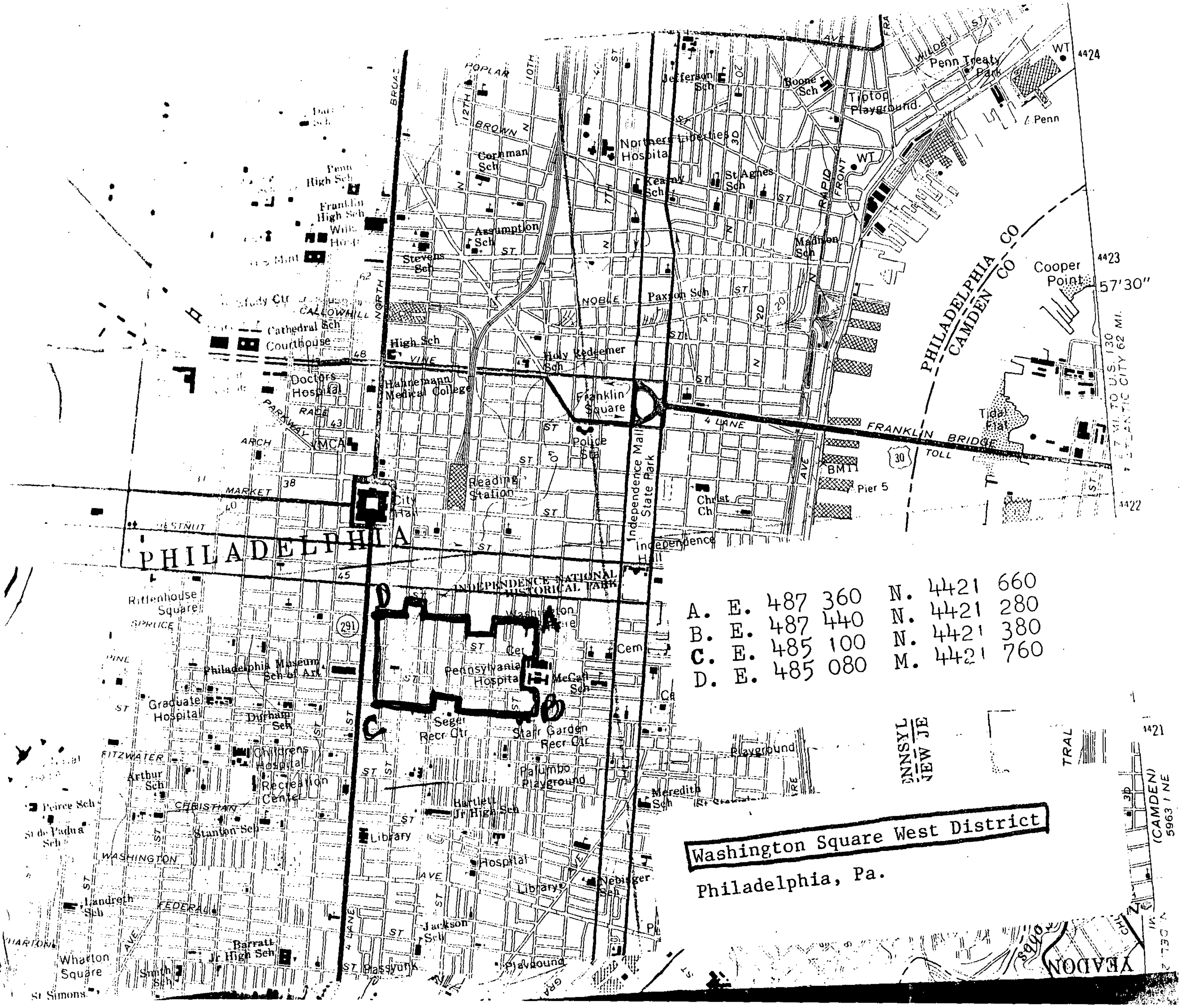
Attest: date

Chief of Registration


BROAD
LOCUST ST.
10TH
12TH ST
8TH
PINE
SOUTH
CHANCELLOR
LATIMER
IRVING ST.
MANNING
JUNIPER STREET
QUINCE
ST. JAMES
JEFFERSON MEDICAL COLLEGE OF PHILA.
DELHI
DARIEN
CYPRESS
CLINTON ST
PANAMA ST
WAVERLY
ADDIS
ADDISON
RODMAN
LOMBARD COURT
TOWER EAST APTS
ST LUKES CHURCH
YMHA AND YWHA
PENNSYLVANIA HOSPITAL
PLAYGROUND
MANNING PENNA HP
CAMAC
FAWN
SEMINGER
SIGNIFICANT/NATIONAL REGISTER
CONTRIBUTING
INTRUSION
PARK/GARDEN SPACE

The Washington Square West Historic District is bounded by a line that begins at the northeast corner of the intersection at Watts Street and Lombard Street and travels north along Watts to the intersection with Locust; then, east along Locust to 17th Street; then north on 17th to St. James; then, east on St. James including those structures fronting Camac on the west side to 12th Street; then, south on 12th to Locust; then, east on Locust to 11th; then, south on 11th to Irving Street; then, east on Irving to 10th; then, north on 10th to Locust; then east on Locust to Hutchinson Street; then, south on Hutchinson t0 Darien Streeet; then, south on Darien to Spruce; then, west on Spruce Street to 9th; then, south along 9th to Pine; then, east on Pine to the eastern property line of 810 Pine and along that eastern property line to Addison; then, west on Addison to the eastern property line of 827 Lombard and south along that property line to Lombard; then, west along Lombard to 11th St; then, north along 11th to Waverly; then, west along Waverly to 12th st.; then, south along 12th to Addison; then, west on Addison to Camac Street; then, so south on Camac to Lambard and along Lombard to the starting point.

Boundary Justification;
The boundaries of the Washington Square Historic District were selected after considering the useage, period, size and scale of the buildings within the area. The buildings beyond the boundaries are either institutiona institutional or do not reflect the same period, size, scale,period or overall integrity of the structures within the district.



A. E. 487 360 N. 4421 660
B. E. 487 440 N. 4421 280
C. E. 485 100 N. 4421 380
D. E. 485 080 M. 4421 760

Washington Square West District

Philadelphia, Pa.